

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS' MEETING MINUTES

October 18, 2016

The meeting was called to order at 7:05 PM.

Directors present were Tony Alivento, Ruby Bussinger, Fernando Macedo, Larry Palmisciano, Joyce Steinhardt, Ricardo Torres, and Marlene Ward. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

Mrs. Bussinger stated this meeting is being recorded in an audio format, so that the Association has a version independent of the audio recording being done by Mr. Macedo.

INTRODUCTION OF VISITORS – Renee Alivento and Phillip Ward were present at the start of this meeting.

A. Unit 347/ Roof Damage Patio – A motion was made by Mr. Macedo and seconded by Mr. Palmisciano to decline the request that was made by the owners who wanted the Association to repair or replace the roof on their screen enclosure. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mr. Torres to accept the minutes of the September 20, 2016, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the September, 2016, financial statement and a separate report that projected an operating surplus as of September 30, 2016. Mr. Kiebzak said that the Association collected on its claim against the surplus of funds and was able to satisfy the balance due on the account for the unit located at 5254 Coral Court.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated October 18, 2016.

OLD BUSINESS

A. Air Conditioning Retrofit Architectural Guideline - Discussion ensued, but no action was taken to approve the guideline.

Mr. Macedo excused himself from this meeting.

B. Crime Alert-Neighborhood Patrol - This topic was discussed during the session of the Manager's Report.

C. HUD Condominium Registration - This topic was discussed during the session of the Manager's Report.

OLD BUSINESS, continued

- D. Landscape Enhancements - This topic was discussed during the session of the Manager's Report.
- E. Orlando Utilities Commission - This topic was discussed during the session of the Manager's Report.
- F. Storage Area Roof Architectural Guideline - Discussion ensued, but no action was taken to approve the guideline.

NEW BUSINESS

- A. Request for Board Member/President Resignation – No discussion ensued.

A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to adjourn the meeting at 8:30 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Keith R. Kiebzak, CAM  
KL Management Group, Inc

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

Date:\_\_\_\_\_